

FOR SALE

WALKLEY ROAD

CONROY ROAD

ST. LAURENT BOULEVARD

Subject Land

THURSTON DRIVE

1.63 Acres

Light Industrial Land

Ottawa Business Park

2375 St. Laurent Boulevard, Ottawa, ON

FEATURES

- Excellent visibility on St. Laurent Boulevard
- Zoning allows for multiple industrial/commercial uses
- One of the last remaining undeveloped lots in the Ottawa Business Park
- This is a high, flat lot with excellent access to Highway 417 and Hunt Club Road

Sale Price:

\$2,995,000

CONTACT:



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Broker

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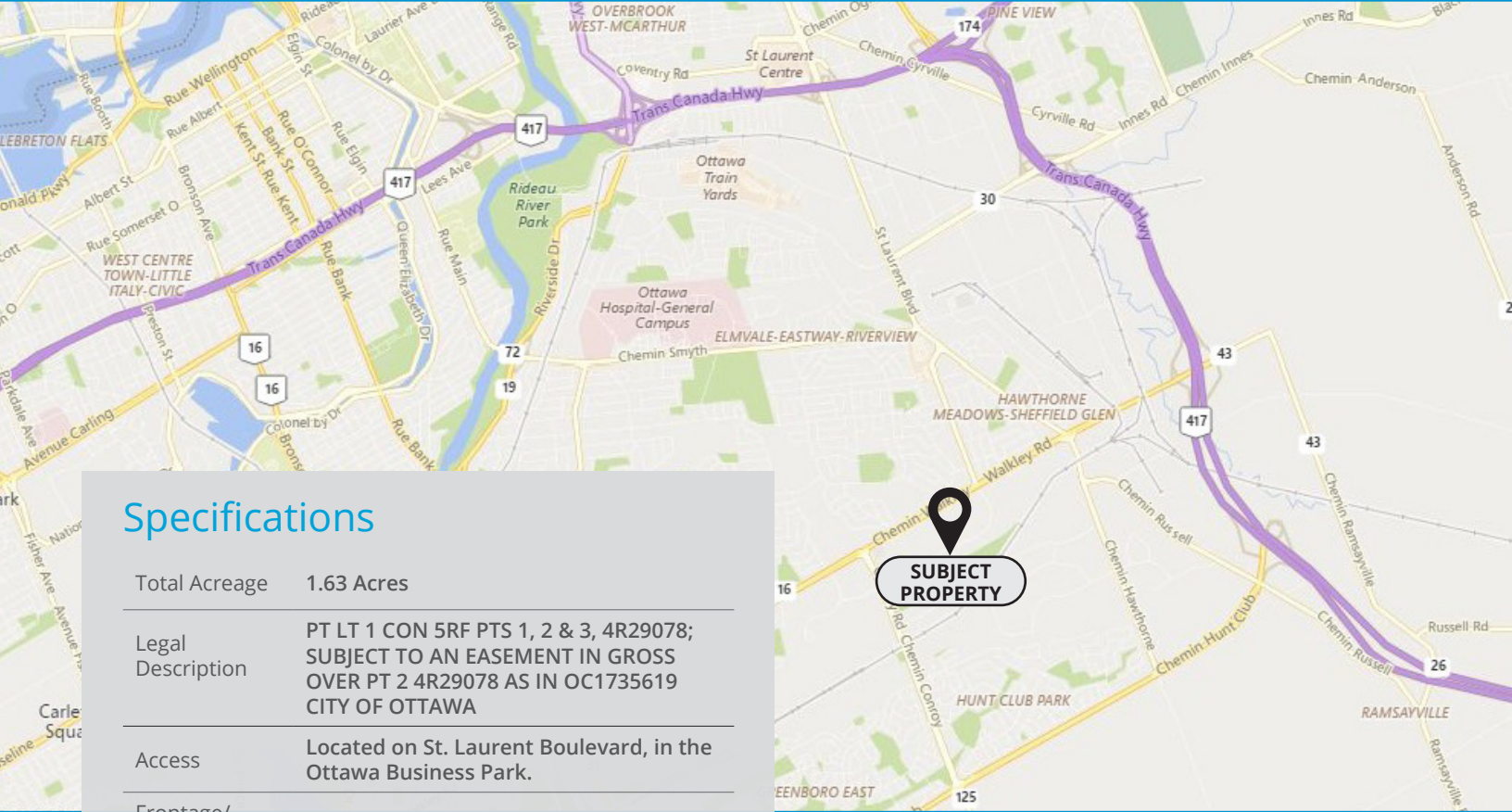
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Specifications

Total Acreage	1.63 Acres
Legal Description	PT LT 1 CON 5RF PTS 1, 2 & 3, 4R29078; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 4R29078 AS IN OC1735619 CITY OF OTTAWA
Access	Located on St. Laurent Boulevard, in the Ottawa Business Park.
Frontage/Depth	139' (frontage) x 391' (depth)
Topography	Flat
Serviced	Yes
PIN#	041651039
Zoning	IM - Mixed Industrial Zoning

Permitted Uses:

- Automobile body shop
- Automobile dealership
- Automobile service station
- Broadcasting and producing studio
- Cannabis production facility, indoor
- Catering establishment
- Crematorium
- Data centre
- Emergency service
- Garden centre
- Government service centre
- Heavy equipment and vehicle sales, rental, and servicing
- Kennel
- Light industrial use
- Micro-distribution facility
- Parking garage
- Parking lot
- Research and development centre
- Training centre
- Warehouse

Area Demographics (5KM)



Current Population
(2025)
134,968



Daytime Population at Work
(2025)
128,141



Employment Population
(2025)
66%



Average Household Income
(2025)
\$137,720.33



Total Households
(2025)
53,091

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